

NEW CONSTRUCTION INDUSTRIAL

MANGONIA PARK, FL

FOR SALE/LEASE



MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

OFFERING MEMORANDUM

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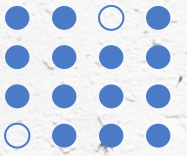
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TABLE OF CONTENTS



04

INVESTMENT HIGHLIGHTS

05

PROPERTY OVERVIEW

09

MARKET OVERVIEW



INVESTMENT HIGHLIGHTS

STRATEGIC LOCATION – Located within the established industrial zone of Mangonia Park, the property offers immediate access to key regional transportation routes, including I-95 and Florida's Turnpike. Its close proximity to the Port of Palm Beach supports logistics operations, particularly for businesses engaged in import/export activities. Surrounding amenities—such as retail centers, restaurants, and recreational venues—enhance convenience for employees and operations.

NEWLY CONSTRUCTED, INSTITUTIONAL-GRADE FACILITY – Delivered in 2025, the facility reflects current industrial design standards, featuring durable materials, high ceilings, and adaptable configurations. Its modern layout supports a variety of uses, including warehousing, manufacturing, and distribution. The availability of newly built industrial space in this supply-constrained West Palm Beach submarket presents a rare opportunity.

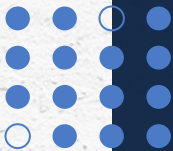
HIGH-FUNCTIONALITY BUILDING FEATURES – The ±16,150 SF building offers 22' clear heights, full fire sprinkler coverage, and multiple drive-in overhead doors to streamline logistics. It can be configured as a single-tenant facility or divided into multiple bays, each with the potential for dedicated office build-out. The property's plumbing infrastructure supports several restrooms, offering operational flexibility for industrial tenants.

STRONG MARKET FUNDAMENTALS – The surrounding submarket continues to attract a wide range of industrial users, including logistics providers, manufacturers, and construction supply firms. With limited new development and consistent tenant demand, the area demonstrates favorable leasing activity and long-term asset value stability. Its accessibility and proximity to South Florida's consumer base further support occupancy strength.

ATTRACTIVE DEMOGRAPHICS – The property is situated within a five-mile radius encompassing more than 233,629 residents and an average household income of approximately \$121,815. These conditions contribute to sustained industrial demand, rental rate growth, and tightening vacancy levels.



PROPERTY OVERVIEW



CONTACT BROKER
LIST PRICE



CONTACT BROKER
LEASE RATE



Address	1319 53rd St, West Palm Beach, FL
Parcel	44-43-43-05-25-003-0000
MSA	South Florida
County	Palm Beach County
Total Building Size	±16,150 SF
Lot Size	±1.20 AC
Lot Square Feet	±52,272 SF
Building/Lot Coverage	30.90%
Year Built	2025
Warehouse Size	±16,150
Construction	Metal (Hurricane-Rated)
Zoning	I
Grade Level Doors	6 (14'h x 12'w)



EXTERIOR PHOTOS





PET SMART
KOHL'S

ExtraSpace
Storage

LATICRETE

FedEx Ship Center
FLOOR DECOR
Public Storage
K&M
BEACON NASSAU CANDY
PEPSICO
Specialty Confections & Fine Foods

Walmart
Supercenter

amazon **FedEx**
Eastern Freight Forwarders, Inc.
Customized, Personalized, Computerized
PVC FENCE SUPPLY
BEYEL BROS.
ESTES
SUNCREST
SUNCREST SUPPLY, INCORPORATED

MARTIN LUTHER KING JR BLVD ±16,100 VPD

Serta
Simmons
Bedding

EMS

Cheney Brothers
C-B-I



AUSTRALIAN AVE ±13,800 VPD

Sysco

±16,800 VPD

PORT OF PALM BEACH

SUBJECT PROPERTY

ST. MARY'S MEDICAL CENTER
420 BEDS

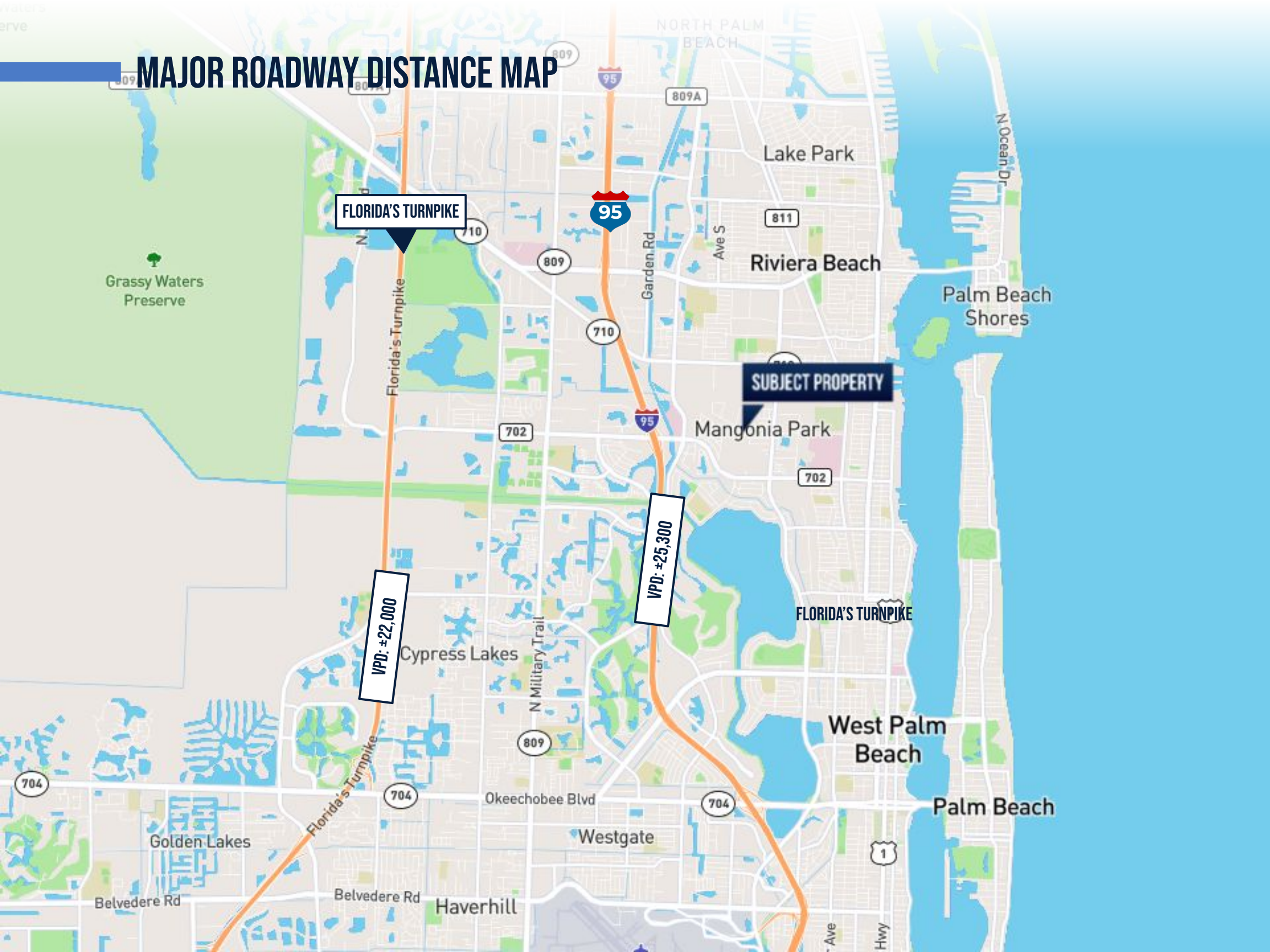
45TH ST ±43,000 VPD

Walmart **sam's club**
Supercenter

MANGONIA PARK INDUSTRIAL AREA

PRESIDENT BARACK OBAMA HWY ±11,900 VPD

MAJOR ROADWAY DISTANCE MAP

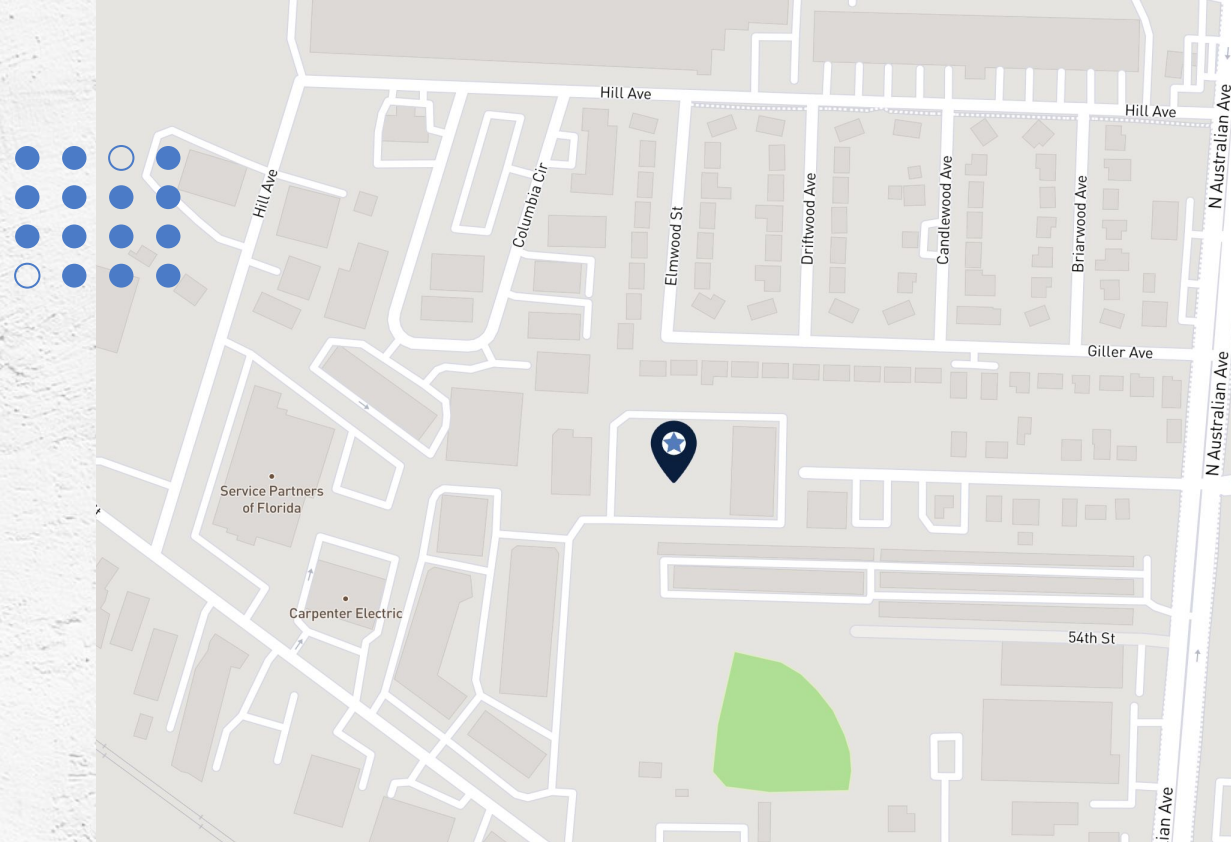


MARKET OVERVIEW

West Palm Beach, FL

West Palm Beach, located on Florida's southeastern coast, is the county seat of Palm Beach County and part of the Miami metropolitan area, which is home to more than 6.1 million residents. The city has a population of over 116,377 and a steadily growing economy, drawing both established companies and new businesses. It is a well-connected urban center: the Port of Palm Beach lies just ± 6 miles away, Palm Beach International Airport is about ± 3.5 miles southwest of downtown, and the Brightline high-speed rail connects the city directly to Miami, Fort Lauderdale, and Orlando. Additional transport options include Amtrak and Tri-Rail commuter services, as well as access to Interstate 95 and Florida's Turnpike, making it highly accessible for freight, travel, and commuting.

West Palm Beach is also a tourism-driven city offering a variety of attractions. It features 20 golf courses—more than any other city in Florida—and key destinations like Clematis Street, Rosemary Square, and FITTEAM Ballpark of The Palm Beaches. Cultural highlights include museums, theaters, and the annual SunFest waterfront music and art festival, which draws over 275,000 attendees. The city is home to Palm Beach Atlantic University, a private institution that contributes to the area's educational and professional landscape. With accessible infrastructure, economic momentum, and a broad range of entertainment and lifestyle offerings, West Palm Beach continues to attract both residents and visitors.



DEMOGRAPHICS

POPULATION

3-MILE

5-MILE

10-MILE

Current Year Estimate

116,377

233,629

569,985

HOUSEHOLDS

3-MILE

5-MILE

10-MILE

Current Year Estimate

45,342

100,232

233,086

INCOME

3-MILE

5-MILE

10-MILE

Average Household Income

\$99,478

\$121,815

\$135,111

ECONOMY

West Palm Beach is a thriving business center. The local economy of the city is supported by several industries including marine services, investment, financial services, healthcare, biotech, and professional services. Companies headquartered in West Palm Beach include Affiliated Managers Group Inc., Ion Media, Ocwen, Florida Crystals Corporation, and Shoes for Crews. Businesses in the city have easy access to air, port, rail, and highway transportation. In addition, local universities, including the Palm Beach Atlantic University, provide talented workers into the local workforce.



DEVELOPMENTS

At least seven companies in the technology, life sciences, biotechnology, and financial sectors are planning to relocate to West Palm Beach, highlighting the city's growing business appeal. Project Wire, a French tech firm, aims to open offices and create 20 jobs with an average salary of \$75,000. Exuma Biotech is expanding on Flagler Drive with plans to hire around 100 employees. Elliott Management, a \$41 billion hedge fund, is relocating its headquarters to the city, joining other relocation efforts including Point72, Project Washington, Project Lake, and Project Kraft.

Alongside this business growth, West Palm Beach is seeing a wave of new multifamily developments. In July, Hyperion Group and Winter Properties will break ground on a 17-story, 425-unit project at 350 South Australia Avenue. The development will include 278,000 square feet of residential space—ranging from studios to three-bedroom units—along with a 20,000-square-foot pool deck and 7,000 square feet of retail.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 1319 53rd St, West Palm Beach, FL 33407 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services.™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Leasing Package contains select information pertaining to the business and affairs of 1319 53rd St, West Palm Beach, FL 33407 ("Property"). It has been prepared by Matthews Real Estate Investment Services™. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence. Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered. In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property. This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

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